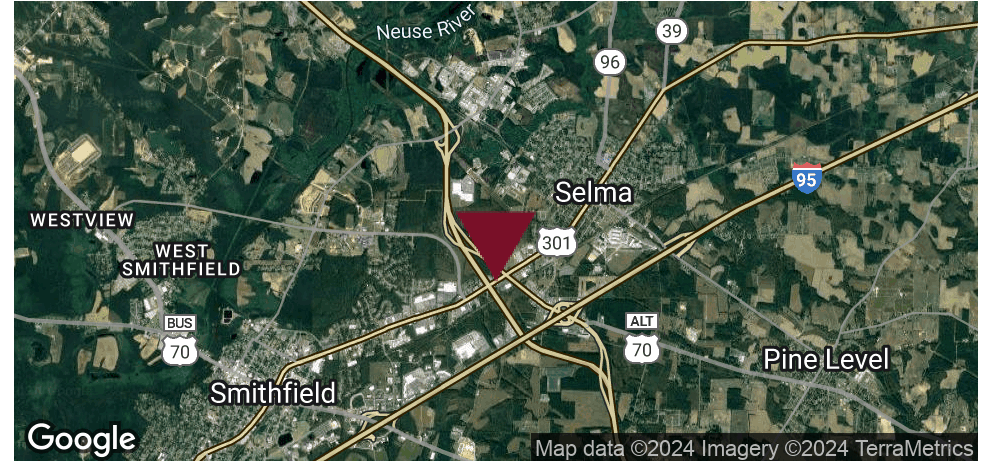


# SECOND GENERATION RETAIL SPACE FOR LEASE

## 1433 S. POLLOCK STREET, SELMA, NC 27576-3405



### OFFERING SUMMARY

Available SF:	1,600 - 3,200 SF
Lease Rate:	\$16.00 SF/month (NNN)
Lot Size:	10.57 Acres
Year Built:	1986
Building Size:	112,276
Zoning:	GB
Market:	Selma
Submarket:	Raleigh/Durham
Traffic Count:	30,000

### PROPERTY OVERVIEW

Explore an exceptional leasing opportunity at 1433 South Pollock Street, Selma, NC. This property showcases the last remaining second-generation retail space in the center with high visibility and traffic volume, ensuring maximum exposure for your business. Take advantage of the signalized ingress and egress for seamless access for customers and deliveries. As a locally owned and managed property, it offers dedicated attention and swift response to your leasing needs. The potential to demise into two 1,600 sq ft spaces offers flexibility for various business requirements. City water and sewer services are in place, providing essential utilities for your operations.

### PROPERTY HIGHLIGHTS

- Second generation retail space
- High traffic volume and visibility
- Signalized ingress and egress to center
- Locally owned and managed
- City water and city sewer
- Potential to demise into two 1,600 sq ft spaces



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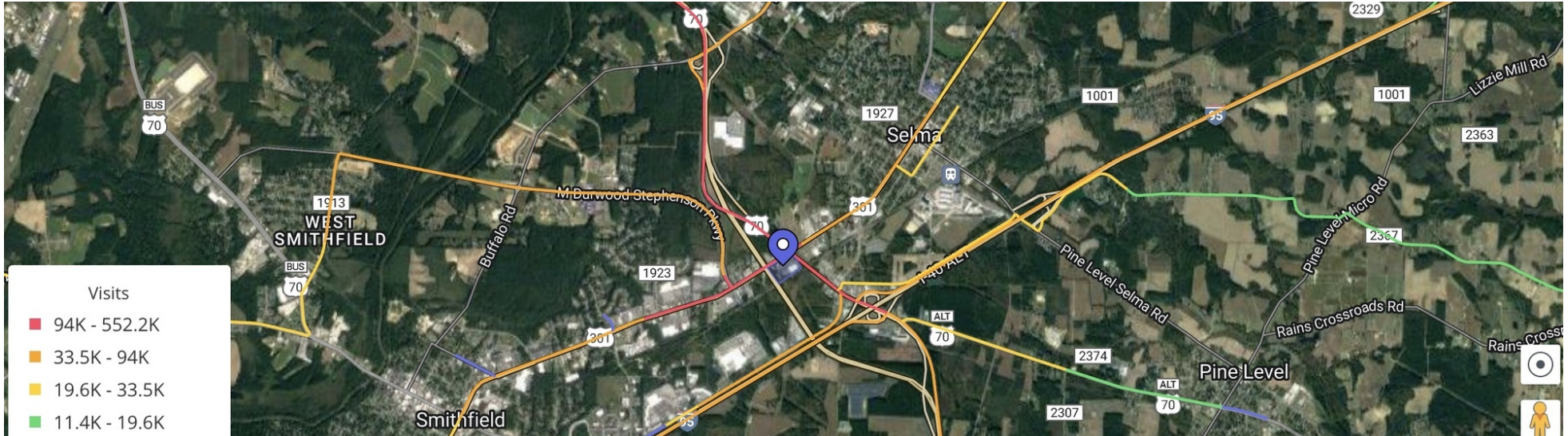
# SECOND GENERATION RETAIL SPACE FOR LEASE

1433 S POLLOCK STREET, SELMA, NC 27576-3405

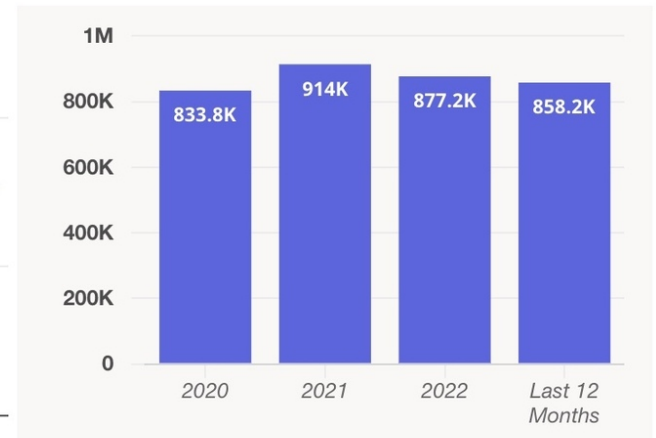


# SECOND GENERATION RETAIL SPACES FOR LEASE

## 1433 S POLLOCK STREET, SELMA, NC 27576-3405



Venues:    
 Metric: **Visits**   
 Aggregation: **Weekly**   
 Annual Summary:



# SECOND GENERATION RETAIL SPACES FOR LEASE

1433 S POLLOCK STREET, SELMA, NC 27576-3405



# SECOND GENERATION RETAIL SPACE FOR LEASE

## 1433 S POLLOCK STREET, SELMA, NC 27576-3405

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,209	22,978	64,365
Average Age	42.1	39.7	38.0
Average Age (Male)	35.9	36.7	36.2
Average Age (Female)	46.6	42.3	39.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	491	9,016	24,218
# of Persons per HH	2.5	2.5	2.7
Average HH Income	\$47,071	\$50,782	\$54,830
Average House Value		\$172,896	\$181,940

2020 American Community Survey (ACS)

